

Memorandum



Date: June 5, 2007

To: Honorable Chairman Bruno A. Barreiro and Members,
Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in dark ink, appearing to read "Burgess", is written over the printed name of George M. Burgess.

Subject: Three-Month Report on Voluntary Workforce Housing Ordinance

Agenda Item No. 12B4

This report is provided pursuant to a request of the Board of County Commissioners (the Board) at its January 24, 2007 meeting.

Ordinance No. 07-05, adopted by the Board on the aforesaid date established a voluntary Workforce Housing (WH) zoning and housing program for the unincorporated area of Miami-Dade County. In general terms, the WH Ordinance provides for density bonuses to private developers when workforce housing units are incorporated into a residential development or where said developer contributes to the Affordable Housing Trust Fund in lieu of the actual construction of workforce housing units. Workforce housing units constructed under the provisions of the WH Ordinance shall be sold and maintained in accord with strict standards contained within the WH Ordinance and enforced by the Housing Department. Additionally, the WH Ordinance requires that the Director of the Housing Department provide semi-annual reports to the Board on the WH program, including but not limited to continuing to evaluate the need for workforce housing, the uses of and expenditures from the Affordable Housing Trust Fund, and the overall effectiveness of the program. The first semi-annual report will be submitted to the Board of County Commissioners during the Summer.

On the date of adoption of the WH Ordinance, the Board requested that an initial report be provided on the number of workforce housing units that have been committed by private developers during the first three months of implementation of the voluntary WH Ordinance. The below information provides data on the workforce housing commitments in connection with applications for building permit, zoning public hearing, and amendments to the Comprehensive Development Master Plan (CDMP) that have occurred during the three month timeframe between January 25, 2007 to April 30, 2007:

Workforce Units created or committed to under provisions of the WH Ordinance

Building permits for WH units issued after the effective date of the ordinance: 0

WH units proffered with zoning hearing applications filed after the effective date of the ordinance: 0

Workforce Units created or committed to under provisions of the WH Ordinance in connection with applications already-in-progress*

Zoning hearing applications pending a public hearing: Two applications propose that up to 10% of the density shall be developed with WH units (originally proffered by covenant in connection with the October 2005 CDMP cycle). A third application includes a proffer that up to 25% of the density shall be developed with WH units.

WH units proposed in applications to amend the CDMP and filed after the effective date but not yet heard by the Board of County Commissioners: **230** (proffered by covenant in connection with April 2006 CDMP cycle).

WH units proposed in applications to amend the CDMP filed after the effective date and heard by the Board of County Commissioners: **0**

* Already-in-progress: those applications submitted prior to adoption of Ordinance, but receiving final review by appropriate board after date of adoption



Assistant County Manager